

**Village of Indian Head Park  
201 Acacia Drive  
Indian Head Park, IL 60525**

**MINUTES  
VILLAGE OF INDIAN HEAD PARK  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING**

*“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”*

**Tuesday, April 14, 2015**

**7:30 P.M.**

**CALL TO ORDER – CHAIRMAN DENNIS SCHERMERHORN**

The Village of Indian Head Park Planning and Zoning Commission will be approving the February 3, 2015 Minutes, and discuss the Comprehensive Plan update, which is intended to define and describe our community to those who may have an interest in our Village.

**ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):**

Chairman Dennis Schermerhorn  
Commissioner Timothy Kyzivat  
Commissioner Robert Tantillo  
Commissioner Diane Andrews  
Commissioner Jack Yelnick

**ABSENT:**

Commissioner Noreen Costelloe  
Commissioner Earl O'Malley

**ALSO IN ATTENDANCE:**

Village Trustee Amy Jo Wittenberg

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairman Dennis Schermerhorn and the Planning and Zoning Commission members recited the Pledge of Allegiance to the Flag as follows: ***"I Pledge Allegiance to the Flag of the United States of America and to the republic for which it stands one nation under God indivisible with liberty and justice for all"***.

**Discussion regarding the Indian Head Park Comprehensive Plan update:**

Chairman Schermerhorn began the discussion by explaining that the purpose of the Comprehensive Plan is to define and describe our community to those who may have a commercial interest in our Village, such as developers and lenders. Our goal is to have a plan that describes our village positively. A discussion ensued between Trustee Amy Wittenberg and Chairman Schermerhorn in regard to the content and look of the plan. Trustee Wittenberg said that she can get the formatting done through her Graphic Arts company and she can ask Marty from the Western Springs Economic Development for any content suggestions. Trustee Wittenberg added that she would bring some examples for the Commission to review.

Commissioner Kyzivat questioned which market, residential or commercial, was the main focus of the Village Plan, since we are basically a homeowner community. Chairman Schermerhorn replied that we are basically a fully

residentially developed community, our character is already set, and so the goal would be to attract business to the Village's small business district.

**Public Comments from the Audience:**

Chairman Schermerhorn introduced Mr. Sasa Kostich from Marko Transport Inc. of Sauk Village, who is interested in building an office building on his lot for office space in Indian Head Park.

Mr. Kostich explained that he is interested in building office and storage space on the land he owns across the street from the Public Works Department on 70<sup>th</sup>. Place. Mr. Kostich noted that he has owned the property for a couple years now and it is a vacant triangular lot. His architect suggested that he get information as to what he can or cannot build. Chairman Schermerhorn suggested that his engineer and architect may view the Village Zoning Code on our website. Mr. Kostich asked how tall the office site can be. Commissioner Andrews asked Mr. Kostich if there will be any invoicing of the truck sales at the proposed office which would provide sales tax revenue, and if he intends on storing his trucks. Mr. Kostich answered that he will not be storing any trucks, and most likely will not be invoicing. Chairman Schermerhorn concluded that if he is interested, he may request a workshop with the Planning and Zoning Commission.

Commissioner Tantillo shared an email from a resident Maritza Mitchell from the Ashbrook subdivision, who had a change in her plans which were already approved with a permit and variance. Administrative Assistant Mary Crowley explained that Mrs. Mitchell had a new Review done from Jason Vitell of Don Morris, and her work was deemed to be in compliance of her initial variance and permit.

**Approval of Planning and Zoning Commission Meeting Minutes:**

Chairman Schermerhorn asked the Commissioners if they had any changes to page one of the Minutes, and he suggested that the word *held* be used in place of *hosted* in the second paragraph. Also, in paragraph one, *new paragraphs should be started after; #185 on line three, after Trail on line five, and after Code on line seven.*

Chairman Schermerhorn also requested that there be double space instead of single space sentences for easier viewing.

Chairman Schermerhorn asked if there were any corrections to page two, three or four. Commissioner Tantillo noted that the words *set back* on page two, paragraph five, should be one word, *setback*.

Commissioner Kyzivat noted that page six, paragraph five, line one, *Kzyivat* should be spelled *Kyzivat*.

Commissioner Kyzivat motioned, seconded by Commissioner Yelnick to approve the February 3, 2015 Planning and Zoning Meeting Minutes as amended. Motion carried by voice vote (5-0-2).

**Adjournment:**

There being no further business to discuss, Commissioner Kyzivat motioned, seconded by Commissioner Yelnick to adjourn the Planning and Zoning Meeting at 8:06 p.m. Motion carried by voice vote (5-0-2).

Minutes prepared and submitted by,  
Mary Crowley  
Recording Secretary,  
Planning and Zoning Commission